

42-49

TRANSFER
TAX
PAID**WARRANTY DEED**
(Statutory Short Form)

012746

We, **Anthony J. Corrado, Jr. and Lori Cameron**, f/k/a Lori Cameron-Corrado, of Oakland, Kennebec County, State of Maine, for consideration paid, grant to **John W. Sagaser and Elizabeth Harris Sagaser** of Waterville, Kennebec County, State of Maine, and whose mailing address is 22 Violette Avenue, Waterville, ME 04901, with Warranty Covenants as joint tenants and not as tenants in common, the land in Waterville, Kennebec County, State of Maine, bounded and described as follows; to wit:

A certain lot or parcel of land situated on Cherry Hill Drive in the City of Waterville and County of Kennebec, more particularly bounded and described as follows, to wit;

Beginning at an iron pin at the intersection of the northerly line of Cherry Hill Drive with the westerly line of the First Rangeway and marking the southerly corner of Lot #79 on Plan of Cherry Hill Development, as shown on Plan dated August 29, 1960 and recorded in Kennebec Registry of Deeds, Plan Book 17, Pages 34 and 35; thence westerly in the northerly line of said Cherry Hill Drive a distance of one hundred eighty-six (186) feet to another iron pin; thence continuing westerly in the northerly line of Cherry Hill Drive a distance of one hundred four (104) feet to an iron pin; thence turning and running northerly about one hundred ninety-five (195) feet to an iron pin in the northerly line of Cherry Hill Development; thence turning and running easterly a distance of ninety-nine (99) feet to another iron pin still in the northerly line of Cherry Hill Development which pin is two hundred eighty-nine (289) feet from the westerly line of First Rangeway measured along the northerly line of said Cherry Hill Development; thence turning and running southerly to the second iron pin; being substantially the westerly half of Lot #78 and the easterly half of Lot #77 on said Plan of Cherry Hill Development which is hereby modified accordingly and to be known as Lot #78. See Revised Plan of Cherry Hill Development dated January 31, 1957 and recorded in the Kennebec County Registry of Deeds in Plan File 20, Page 50.

This conveyance is made upon express conditions, restrictions, limitations and covenants as follows:

FIRST: This entire tract shown by the Plan of Cherry Hill referred to above is restricted to building for residential purposes only by the Waterville Zoning Ordinance, and this Lot #78 and all other lots shown by said plan is subject to and entitled to the benefits of said Ordinance.

SECOND: It is further covenanted and agreed that neither this Lot #78 nor any other lot shown upon said plan shall be used for building more than one dwelling house and that no house shall be adapted or used by more than one family.

THIRD: Furthermore, no such house shall be built costing less than Fifteen Thousand (\$15,000.00) Dollars on said Cherry Hill Drive.

FOURTH: No building or any part of a building shall ever be erected or allowed to stand upon said lot within fifty (50) feet of the boundary line of the lot, except that as to corner lots for instance like Lot #1 the setback of fifty (50) feet from the street shall apply only on the side next to the principal streets; that is, in the case of said Lot #1 to the side next to the First Rangeway.

Said premises are conveyed subject to certain easements as follows: To lay and maintain an underground drainage pipe, as it now exists, from Lot #76 across this Lot #78 and with the benefit of a like easement to continue an underground drainage pipe and system, as now exists, partially across Lot #79. For more particulars relating to the easements on said Lot #78 and #79 refer to Deeds of A. Raymond Rogers and Arthur T. Eaton, Executors and Trustees to Edward McLaughlin and Robert J. Carey dated April 23, 1956, and of Edward McLaughlin to Robert J. Carey dated April 23, 1956, both recorded in Kennebec Registry of Deeds.

Reference is made to certain easements running with the property herein conveyed as are more particularly described in certain Deeds from A. Raymond Rogers and Arthur T. Eaton to Robert Moodie dated April 15, 1957 and recorded in Book 1361, Page 325 and from A. Raymond Rogers and Arthur T. Eaton to Edward McLaughlin and Robert J. Carey

42-49

WARRANTY DEED

Anthony J. Corrado, Jr. and Lori Cameron
to
John W. Sagaser and Elizabeth Harris Sagaser

Page 2

dated April 23, 1956 and recorded in Book 1054, Page 287, to which reference is made for more particular descriptions.

Reference is made to an Easement Deed from Charlotte K. Giguere to Anthony J. Corrado, Jr. and Lori Cameron dated June 16, 1995 and to be recorded in the Kennebec County Registry of Deeds concurrently herewith.

Being the same premises conveyed to Anthony J. Corrado, Jr. and Lori Cameron-Corrado (n/k/a Lori Cameron) by Warranty Deed from James Vigue dated July 19, 1988 and recorded in the Kennebec Registry of Deeds in Book 3389, Page 210. Reference is also made to a Divorce Judgment of the parties recorded in the Kennebec County Registry of Deeds in Book 4176, Page 155.

WITNESS our hands and seals this 23rd day of June, 1995.

Signed, Sealed and Delivered
in the presence of:

Robert M. Marden
Robert M. Marden
Witness to Both

Anthony J. Corrado, Jr.
Anthony J. Corrado, Jr.
Lori Cameron
Lori Cameron
(f/k/a Lori Cameron-Corrado)

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: June 23, 1995

Then personally appeared the above named Anthony J. Corrado, Jr. and Lori Cameron (f/k/a Lori Cameron-Corrado) and acknowledged the foregoing instrument to be thier free act and deed.

Before me,

Robert M. Marden
Notary Public

Print Name _____

ROBERT M. MARDEN
ATTORNEY AT LAW - NOTARY PUBLIC
MY COMMISSION EXPIRES NOVEMBER 5, 1995

RECEIVED KENNEBEC CO.

95 JUN 26 AM 9:00

ATTEST: Lori Cameron
REGISTER OF DEEDS